

**ORDINANCE NO. 20071101-056**

**AN ORDINANCE AMENDING ORDINANCE NO. 20070412-024 TO REZONE AND CHANGE THE ZONING MAP FROM MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT TO MAJOR INDUSTRIAL PLANNED DEVELOPMENT AREA (MI-PDA) COMBINING DISTRICT FOR PROPERTY LOCATED AT 10700-11000 AND 11100-11900 BURNET ROAD, 2800 BLOCK OF BRAKER LANE AND 3300 WEST BRAKER LANE.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The planned development area is comprised of property originally known as the Multek planned development area ("Multek") and the Domain planned development area ("Domain"). Multek is comprised of approximately 70 acres of land located at 3300 West Braker Lane in Travis County and more particularly described by metes and bounds in Ordinance No. 030731-Z-5. Multek was approved July 31, 2003 under Ordinance No. 030731-Z-5, and amended under Ordinance No. 041216-Z-5b. Domain is comprised of approximately 235 acres of land located at 11400 Burnet Road in Travis County and more particularly described by metes and bounds in Ordinance No. 030731-Z-3. Domain was approved July 31, 2003 under Ordinance No. 030731-Z-3, and amended under Ordinance No. 041216-Z-5a; both Multek and Domain were last amended by Ordinance No. 20061005-044 and 20070412-024. This ordinance affects a portion of the property identified in the Domain and Multek planned development areas and is shown on the attached Exhibit "A".

**PART 2.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from major industrial planned development area (MI-PDA) combining district to major industrial planned development area (MI-PDA) combining district on the property described in Zoning Case No. C14-2007-0171, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 2, Block A, Domain Section 2 Subdivision, and Lot 3, Block A, Multek Subdivision, and Lots 1-B, 1-C, 1-D, and 1-E, Block A, Resubdivision of Lot 1, Block A, Domain Section 2 Subdivision, subdivisions in the City of Austin, Travis County, Texas, as more particularly described in Documents No 200300333, 200400090, and 200600294, respectively, recorded in the Official Public Records of Travis County, Texas (the "Property"),

locally known as 10700-11000 and 11100-11900 Burnet Road, 2800 Block of Braker Lane and 3300 West Braker Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 3.** Section N Subsection 2(c) of Part 3 of Ordinance No. 20070412-024 is amended as follows:

Part 3. The provisions in Ordinances No. 030731-Z-3 and No. 030731-Z-5 apply to the Property except as otherwise provided in this ordinance. Development of the Property shall conform to the limitations and conditions set forth in this ordinance.

N. Parking. Section 25-6-472(A) and (I) (*Parking Facility Standards*), Section 25-6-473(D) (*Modification of Parking Requirements*); Section 25-6-477(B) (*Bicycle Parking*); Chapter 25-6, Appendix A (*Tables of Off-Street Parking and Loading Requirements*) of the City Code, and are modified to permit parking to comply with the standards as set forth in this section.

1. Section 25-6-472(A) (*Parking Facility Standards*) is modified to allow a parking facility for a use to comply with the requirements set forth in this ordinance instead of the requirements in Appendix A (*Tables of Off-Street Parking and Loading*).
2. Parking spaces. The following regulations apply:
  - a) Except as otherwise provided in this subsection, a commercial use shall provide one parking space for every 325 square feet of gross building area.
  - b) General office, professional office, medical offices, and other commercial office uses shall provide one parking space for every 400 square feet of gross building area.
  - c) A condominium or multifamily residential use must ~~[shall]~~ provide ~~[one]~~ parking space for each dwelling unit calculated as (i) one parking space for up to one bedroom, plus (ii) an additional 0.5 spaces for each additional bedroom, if any, in that dwelling unit. ~~[and 0.5 additional parking spaces for each bedroom.]~~

**PART 4.** Part 3 of Ordinance No. 20070412-024 is amended to add new provisions to read:

- R. Section 25-5-81(B) (*Site Plan Expiration*) is modified to allow a site plan to expire seven years after the date of its approval except as provided in Subsections (C), (D) and (E) of the section.
- S. Section 25-4-62 (2) (*Expiration of Approved Preliminary Plan*) is modified to allow an approved preliminary plan in the desired development zone to expire ten years after the date the application for its approval is filed.

**PART 5.** Except as otherwise provided in this ordinance, the terms and conditions of Ordinance No. 20070412-024 remain in effect.

**PART 6.** This ordinance takes effect on November 12, 2007.

**PASSED AND APPROVED**

\_\_\_\_\_, November 1, 2007      §  
§  
§ \_\_\_\_\_  
Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
David Allan Smith      Shirley A. Gentry  
City Attorney      City Clerk

